



Date: 28th January, 2026

FORM 4

(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and subsequent withdrawal of money)

Cost of Real Estate Project "One Goa – Phase I" Goa RERA Registration Number: PRGO05242232

TABLE A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No	Particulars	Estimated	Incurred
1 (i)	Land Cost		
a.	Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration real estate project or as ascertained by Registered Valuer (In case due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)	38,25,02,291	38,25,02,291
	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT		
b.	Administration or any Statutory Authority.		
c.	Estimated Acquisition cost of TDR (if any)		
d.	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and	3,45,68,835	3,45,68,835
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f.	Under Rehabilitation Scheme		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
ii.	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.		
iii.	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
iv	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.		
	Sub Total of Land Cost	41,70,71,126	41,70,71,126



1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	1,12,03,13,415	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		58,35,96,506
	(iii) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	39,07,51,284	39,07,51,284
	(iv) Off-Site expenditure incurred for development of project or phase of the project including all costs directly or indirectly incurred to complete the construction of the entire project or phase of the project registered.		
b.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-	-
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	18,85,69,962	15,53,91,352
	Sub Total of Development Cost	1,69,96,34,661	1,12,97,39,142
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,11,67,05,787	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		1,54,68,10,268
4	% Completion of Construction work (as per Project Architects Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		73.08%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,54,68,10,268
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,48,73,76,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		5,94,34,268

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **HOABL Impactum Land Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



For Mahadev Sawant & Co
CHARTERED ACCOUNTANT


Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No- 26183312BLRWOX1907



Place: Mumbai

Date: 28th January, 2026

Note:

- 1) The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
- 2) With respect to an Ongoing Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost / Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost / Cost of Construction to complete the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Development Cost / Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost / Cost of Construction shall be for the entire project from the inception till completion.
- 3) Development cost / cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment	Due Received	Balance Receivables
1	A-103	143	69,26,634	50,92,151	18,34,483
2	A-104	143	69,26,634	49,19,949	20,06,685
3	A-105	143	69,26,634	47,84,831	21,41,803
4	A-106	143	69,26,634	26,79,319	42,47,315
5	A-107	143	69,26,634	45,62,295	23,64,339
6	A-109	143	69,26,634	51,58,305	17,68,329
7	A-110	143	69,26,634	50,71,982	18,54,652
8	A-111	143	69,26,634	48,25,873	21,00,761
9	A-112	143	69,26,634	61,88,618	7,38,016
10	A-114	143	69,26,634	64,50,202	4,76,432
11	A-118	140	67,81,320	43,08,648	24,72,672
12	A-119	155	75,07,890	53,69,852	21,38,038
13	A-130	202	97,84,476	65,17,353	32,67,123
14	A-132	172	83,31,336	54,84,883	28,46,453
15	A-136	172	83,31,336	62,08,841	21,22,495
16	A-141	172	83,31,336	60,73,658	22,57,678
17	A-145	172	83,31,336	60,18,393	23,12,943
18	A-150	172	83,31,336	39,07,953	44,23,383
19	A-151	172	83,31,336	60,29,411	23,01,925
20	A-160	172	83,31,336	59,48,848	23,82,488
21	A-161	172	83,31,336	19,16,535	64,14,801
22	A-162	172	83,31,336	60,85,155	22,46,181
23	A-163	172	83,31,336	58,88,095	24,43,241
24	A-171	172	83,31,336	45,63,097	37,68,239
25	A-179	172	83,31,336	57,10,565	26,20,771
26	A-184	172	83,31,336	62,82,569	20,48,767
27	A-185	172	83,31,336	61,04,536	22,26,800
28	A-193	172	83,31,336	60,18,947	23,12,389
29	A-196	172	83,31,336	19,05,756	64,25,580
30	A-198	172	83,31,336	58,77,756	24,53,580
31	A-204	172	83,31,336	7,45,270	75,86,066
32	A-205	172	83,31,336	18,01,211	65,30,125
33	A-206	172	83,31,336	64,81,903	18,49,433
34	A-207	172	83,31,336	60,35,297	22,96,039
35	A-211	172	83,31,336	51,59,588	31,71,748
36	A-212	172	83,31,336	60,70,696	22,60,640



37	A-216	172	83,31,336	57,73,441	25,57,895
38	A-217	172	83,31,336	59,22,093	24,09,243
39	A-221	172	83,31,336	51,11,325	32,20,011
40	A-222	172	83,31,336	83,31,336	-
41	A-223	172	83,31,336	62,82,209	20,49,127
42	A-230	172	83,31,336	18,97,370	64,33,966
43	A-231	172	83,31,336	60,40,084	22,91,252
44	A-232	172	83,31,336	75,44,503	7,86,833
45	A-234	172	83,31,336	61,47,870	21,83,466
46	A-235	172	83,31,336	58,89,275	24,42,061
47	A-236	172	83,31,336	56,59,765	26,71,571
48	A-237	172	83,31,336	73,72,904	9,58,432
49	A-241	172	83,31,336	58,52,629	24,78,707
50	A-245	172	83,31,336	45,11,043	38,20,293
51	A-254	172	83,31,336	64,67,455	18,63,881
52	A-259	172	83,31,336	62,08,912	21,22,424
53	A-264	172	83,31,336	21,04,150	62,27,186
54	A-265	172	83,31,336	58,83,613	24,47,723
55	A-266	172	83,31,336	64,70,194	18,61,142
56	A-267	172	83,31,336	78,52,036	4,79,300
57	A-275	172	83,31,336	42,64,996	40,66,340
58	A-276	172	83,31,336	64,41,119	18,90,217
59	A-277	172	83,31,336	56,65,838	26,65,498
60	A-280	172	83,31,336	59,01,015	24,30,321
61	A-283	172	83,31,336	19,16,535	64,14,801
62	A-284	172	83,31,336	58,76,975	24,54,361
63	A-285	172	83,31,336	61,24,356	22,06,980
64	A-287	172	83,31,336	18,80,664	64,50,672
65	A-291	172	83,31,336	83,31,336	-
66	A-292	172	83,31,336	65,93,103	17,38,233
67	A-295	172	83,31,336	67,89,585	15,41,751
68	A-296	172	83,31,336	64,41,119	18,90,217
69	A-299	172	83,31,336	61,23,825	22,07,511
70	A-300	172	83,31,336	62,86,061	20,45,275
71	A-301	172	83,31,336	43,91,474	39,39,862
72	A-305	172	83,31,336	67,35,185	15,96,151
73	A-307	172	83,31,336	79,93,783	3,37,553
74	A-308	172	83,31,336	41,61,618	41,69,718
75	A-311	172	83,31,336	19,58,629	63,72,707
76	A-314	172	83,31,336	60,70,537	22,60,799
77	A-316	172	83,31,336	62,03,294	21,28,042
78	A-317	172	83,31,336	10,70,961	72,60,375
79	A-318	172	83,31,336	52,23,999	31,07,337
80	A-320	172	83,31,336	39,13,472	44,17,864
81	A-325	172	83,31,336	54,48,079	28,83,257



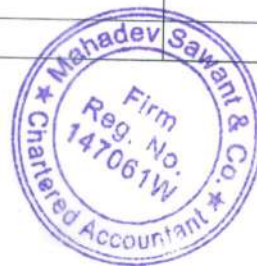
82	A-327	172	83,31,336	59,15,133	24,16,203
83	A-328	172	83,31,336	59,75,203	23,56,133
84	A-331	172	83,31,336	59,01,012	24,30,324
85	A-332	172	83,31,336	57,04,605	26,26,731
86	A-333	172	83,31,336	63,37,943	19,93,393
87	A-334	172	83,31,336	39,42,527	43,88,809
88	A-335	172	83,31,336	59,00,513	24,30,823
89	A-337	172	83,31,336	59,85,793	23,45,543
90	A-343	172	83,31,336	76,62,703	6,68,633
91	A-346	172	83,31,336	24,93,668	58,37,668
92	A-347	172	83,31,336	36,76,854	46,54,482
93	A-349	172	83,31,336	55,66,090	27,65,246
94	A-350	172	83,31,336	50,16,237	33,15,099
95	A-351	172	83,31,336	37,31,089	46,00,247
96	A-352	172	83,31,336	58,77,733	24,53,603
97	A-356	226	1,09,46,988	66,86,792	42,60,196
98	A-358	232	1,12,37,616	66,27,155	46,10,461
99	A-359	184	89,12,592	68,68,942	20,43,651
100	A-398	172	83,31,336	62,97,062	20,34,274
101	A-400	172	83,31,336	66,59,552	16,71,784
102	A-405	172	83,31,336	56,99,948	26,31,388
103	A-406	172	83,31,336	74,99,241	8,32,095
104	A-411	172	83,31,336	62,99,094	20,32,242
105	A-426	172	83,31,336	83,31,336	-
106	A-428	172	83,31,336	60,72,818	22,58,518
107	A-429	172	83,31,336	60,91,072	22,40,264
108	A-430	172	83,31,336	58,58,015	24,73,321
109	A-431	172	83,31,336	67,14,007	16,17,329
110	A-439	172	83,31,336	69,71,885	13,59,451
111	A-442	175	84,76,650	60,80,412	23,96,238
112	A-444	116	56,18,808	39,87,363	16,31,445
113	A-450	116	56,18,808	40,13,594	16,05,214
114	A-454	116	56,18,808	39,42,883	16,75,925
115	A-455	116	56,18,808	6,23,444	49,95,364
116	A-456	116	56,18,808	39,98,868	16,19,940
117	A-457	116	56,18,808	32,79,171	23,39,637
118	A-459	116	56,18,808	41,36,232	14,82,576
119	A-463	116	56,23,630	56,23,630	-
120	A-474	121	58,60,998	47,77,146	10,83,852
121	A-477	121	58,60,998	42,14,661	16,46,337
122	A-481	116	56,18,808	42,55,873	13,62,935
123	A-482	116	56,18,808	44,55,262	11,63,546
124	A-484	116	56,18,808	33,06,516	23,12,292
125	A-486	116	56,18,808	41,16,185	15,02,623
126	A-487	116	56,18,808	41,03,234	15,15,574



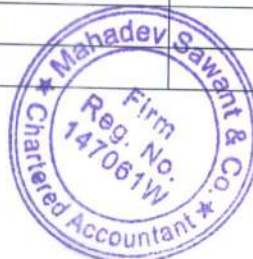
127	A-488	116	56,18,808	43,06,291	13,12,517
128	A-490	116	56,18,808	40,75,406	15,43,402
129	A-492	116	56,18,808	52,92,602	3,26,206
130	A-495	116	56,18,808	40,20,535	15,98,273
131	A-496	116	56,18,808	9,95,000	46,23,808
132	A-497	116	56,18,808	40,84,256	15,34,552
133	A-499	116	56,18,808	45,28,490	10,90,318
134	A-500	116	56,18,808	39,95,245	16,23,563
135	A-503	116	56,18,808	55,00,049	1,18,759
136	A-504	116	56,18,808	40,59,829	15,58,979
137	A-512	116	56,18,808	40,66,116	15,52,692
138	A-513	116	56,18,808	36,77,098	19,41,710
139	A-514	116	56,18,808	36,94,671	19,24,137
140	A-526	116	56,18,808	20,22,156	35,96,652
141	A-527	116	56,18,808	10,42,069	45,76,739
142	A-545	172	83,31,336	19,01,211	64,30,125
143	A-564	225	1,08,98,550	85,22,680	23,75,870
144	A-571	127	61,51,626	43,85,168	17,66,458
145	A-579	116	56,18,808	5,10,245	51,08,563
146	A-581	116	56,18,808	36,16,707	20,02,101
147	A-595	186	90,09,468	67,89,861	22,19,607
148	A-600	116	56,18,808	12,47,920	43,70,888
149	A-609	116	56,18,808	39,96,648	16,22,160
150	A-611	116	56,18,808	41,10,413	15,08,395
151	A-612	116	56,18,808	23,50,558	32,68,250
152	A-617	116	56,18,808	56,18,808	-
153	A-618	116	56,18,808	42,09,416	14,09,392
154	A-619	116	56,18,808	29,11,740	27,07,068
155	A-620	116	56,18,808	38,85,301	17,33,507
156	A-621	116	56,18,808	19,23,126	36,95,682
157	A-622	116	56,18,808	38,24,130	17,94,678
158	A-624	116	56,18,808	35,75,901	20,42,907
159	A-02	172	83,31,336	60,17,944	23,13,392
160	A-03	172	83,31,336	54,79,443	28,51,893
161	A-04	172	83,31,336	66,88,708	16,42,628
162	A-05	172	83,31,336	57,18,819	26,12,517
163	A-07	172	83,31,336	8,88,514	74,42,822
164	A-08	172	83,31,336	66,30,555	17,00,781
165	A-09	172	83,31,336	60,20,031	23,11,305
166	A-10	172	83,31,336	57,96,140	25,35,196
167	A-12	172	83,31,336	73,72,903	9,58,433
168	A-14	172	83,31,336	51,42,025	31,89,311
169	A-15	172	83,31,336	65,97,480	17,33,856
170	A-17	172	83,31,336	62,30,396	21,00,940
171	A-18	172	83,31,336	53,31,606	29,99,730



172	A-19	172	83,31,336	52,83,111	30,48,225
173	A-20	172	83,31,336	7,70,000	75,61,336
174	A-24	186	90,09,468	84,52,447	5,57,022
175	A-25	190	92,03,220	59,82,982	32,20,238
176	A-26	187	90,57,906	84,35,580	6,22,326
177	A-27	172	83,31,336	58,74,026	24,57,310
178	A-28	172	83,31,336	83,31,336	-
179	A-30	172	83,31,336	59,73,335	23,58,001
180	A-41	177	85,73,526	57,26,411	28,47,115
181	A-44	116	56,18,808	40,75,020	15,43,788
182	A-45	116	56,18,808	27,42,831	28,75,977
183	A-46	116	56,18,808	46,58,751	9,60,057
184	A-47	116	56,18,808	39,42,293	16,76,515
185	A-49	116	56,18,808	41,03,506	15,15,302
186	A-51	116	56,18,808	38,46,680	17,72,128
187	A-52	116	56,18,808	40,07,125	16,11,683
188	A-53	116	56,18,808	39,08,504	17,10,304
189	A-57	116	56,18,808	56,18,808	-
190	A-58	174	84,28,212	61,61,649	22,66,563
191	A-60	116	56,18,808	40,06,667	16,12,141
192	A-61	116	56,18,808	40,74,912	15,43,896
193	A-62	116	56,18,808	40,00,860	16,17,948
194	A-63	116	56,18,808	45,36,341	10,82,467
195	A-64	116	56,18,808	48,55,099	7,63,709
196	A-65	116	56,18,808	45,53,477	10,65,331
197	A-66	116	56,18,808	41,09,706	15,09,102
198	A-68	116	56,18,808	40,13,074	16,05,734
199	A-69	116	56,18,808	40,64,758	15,54,050
200	A-70	116	56,18,808	5,05,410	51,13,398
201	A-72	116	56,18,808	39,72,587	16,46,221
202	A-73	116	56,18,808	40,83,781	15,35,027
203	A-74	116	56,18,808	40,69,762	15,49,046
204	A-75	168	81,37,584	68,09,152	13,28,432
205	A-76	143	69,26,634	48,57,660	20,68,974
206	A-77	118	57,15,684	40,06,740	17,08,944
207	A-80	197	95,42,286	72,21,185	23,21,101
208	A-81	115	55,70,370	45,13,418	10,56,952
209	A-83	167	80,89,146	19,13,970	61,75,176
210	A-84	143	69,26,634	45,59,164	23,67,470
211	A-90	143	69,26,634	47,32,952	21,93,682
212	A-91	143	69,26,634	49,15,057	20,11,577
213	A-92	143	69,26,634	50,42,499	18,84,135
214	A-93	143	69,26,634	50,65,433	18,61,201
215	A-95	143	69,26,634	48,62,063	20,64,571
216	A-96	143	69,26,634	37,16,973	32,09,661



217	A-97	143	69,26,634	48,98,167	20,28,467
218	A-98	143	69,26,634	15,66,828	53,59,806
219	A-101	143	69,26,634	44,66,456	24,60,178
220	A-102	143	69,26,634	48,08,360	21,18,274
221	A-108	143	69,26,634	50,12,040	19,14,594
222	A-115	172	83,31,336	83,31,336	-
223	A-121	182	88,15,716	64,48,311	23,67,405
224	A-123	174	84,28,212	61,97,486	22,30,726
225	A-126	174	84,28,212	34,24,845	50,03,367
226	A-133	172	83,31,336	59,59,776	23,71,560
227	A-142	172	83,31,336	58,58,015	24,73,321
228	A-144	172	83,31,336	60,20,203	23,11,133
229	A-149	172	83,31,336	66,59,961	16,71,375
230	A-152	172	83,31,336	62,93,259	20,38,077
231	A-153	172	83,31,336	61,87,379	21,43,957
232	A-154	172	83,31,336	59,33,670	23,97,666
233	A-157	172	83,31,336	60,88,473	22,42,863
234	A-158	172	83,31,336	23,54,000	59,77,336
235	A-159	172	83,31,336	57,19,901	26,11,435
236	A-168	172	83,31,336	59,02,510	24,28,826
237	A-173	172	83,31,336	19,66,785	63,64,551
238	A-186	172	83,31,336	58,25,009	25,05,327
239	A-190	172	83,31,336	67,94,973	15,36,363
240	A-191	172	83,31,336	59,08,261	24,23,075
241	A-192	172	83,31,336	60,24,047	23,07,289
242	A-195	172	83,31,336	37,13,630	46,17,706
243	A-197	172	83,31,336	58,87,634	24,43,702
244	A-201	172	83,31,336	34,01,428	49,29,908
245	A-202	172	83,31,336	58,82,581	24,48,755
246	A-210	172	83,31,336	36,74,944	46,56,392
247	A-213	172	83,31,336	54,67,543	28,63,793
248	A-215	172	83,31,336	58,16,271	25,15,065
249	A-224	172	83,31,336	59,17,689	24,13,647
250	A-229	172	83,31,336	66,39,626	16,91,710
251	A-239	172	83,31,336	62,68,589	20,62,747
252	A-240	172	83,31,336	63,86,489	19,44,847
253	A-242	172	83,31,336	57,24,556	26,06,780
254	A-244	172	83,31,336	59,16,343	24,14,993
255	A-247	172	83,31,336	83,31,336	-
256	A-248	172	83,31,336	59,18,458	24,12,878
257	A-253	172	83,31,336	83,31,336	-
258	A-256	172	83,31,336	83,31,336	-
259	A-257	172	83,31,336	57,65,991	25,65,345
260	A-258	172	83,31,336	56,73,507	26,57,829
261	A-261	172	83,31,336	60,56,242	22,75,094



262	A-262	172	83,31,336	59,16,342	24,14,994
263	A-268	172	83,31,336	59,84,413	23,46,923
264	A-269	172	83,31,336	63,55,120	19,76,216
265	A-272	172	83,31,336	59,22,214	24,09,122
266	A-273	172	83,31,336	58,91,838	24,39,498
267	A-274	172	83,31,336	64,89,594	18,41,742
268	A-281	172	83,31,336	58,91,601	24,39,735
269	A-286	172	83,31,336	59,00,685	24,30,651
270	A-293	172	83,31,336	46,58,033	36,73,303
271	A-294	172	83,31,336	65,26,808	18,04,528
272	A-303	172	83,31,336	62,11,160	21,20,176
273	A-304	172	83,31,336	60,47,175	22,84,161
274	A-306	172	83,31,336	73,31,617	9,99,719
275	A-309	172	83,31,336	81,00,839	2,30,497
276	A-310	172	83,31,336	77,94,540	5,36,796
277	A-312	172	83,31,336	58,81,846	24,49,490
278	A-313	172	83,31,336	10,20,951	73,10,385
279	A-315	172	83,31,336	19,01,211	64,30,125
280	A-322	172	83,31,336	83,31,336	-
281	A-323	172	83,31,336	63,86,581	19,44,755
282	A-324	172	83,31,336	60,63,308	22,68,028
283	A-326	172	83,31,336	53,93,425	29,37,911
284	A-338	172	83,31,336	41,54,644	41,76,692
285	A-340	172	83,31,336	83,31,336	-
286	A-344	172	83,31,336	51,54,974	31,76,362
287	A-354	225	1,08,98,550	1,08,98,550	-
288	A-357	233	1,12,86,054	67,36,863	45,49,191
289	A-397	237	1,14,79,806	1,01,32,580	13,47,226
290	A-401	172	83,31,336	15,94,605	67,36,731
291	A-403	172	83,31,336	16,00,856	67,30,480
292	A-408	172	83,31,336	43,17,394	40,13,942
293	A-412	172	83,31,336	50,02,212	33,29,124
294	A-413	172	83,31,336	62,64,943	20,66,393
295	A-414	172	83,31,336	70,32,613	12,98,723
296	A-415	172	83,31,336	29,98,000	53,33,336
297	A-416	176	85,25,088	63,10,792	22,14,296
298	A-417	186	90,09,468	79,49,047	10,60,421
299	A-419	152	73,62,576	55,37,531	18,25,045
300	A-424	172	83,31,336	60,22,907	23,08,429
301	A-427	172	83,31,336	62,98,611	20,32,725
302	A-435	172	83,31,336	64,23,082	19,08,254
303	A-436	172	83,31,336	61,78,082	21,53,254
304	A-437	172	83,31,336	62,18,733	21,12,603
305	A-438	172	83,31,336	60,39,605	22,91,731
306	A-440	172	83,31,336	24,83,325	58,48,011



307	A-441	143	69,26,634	54,27,500	14,99,134
308	A-443	140	67,81,320	49,56,823	18,24,497
309	A-445	116	56,18,808	35,12,314	21,06,494
310	A-448	116	56,18,808	40,14,436	16,04,372
311	A-449	116	56,18,808	31,51,583	24,67,225
312	A-451	116	56,18,808	22,30,086	33,88,722
313	A-453	116	56,18,808	39,81,456	16,37,352
314	A-458	116	56,18,808	42,91,569	13,27,239
315	A-460	116	56,18,808	43,28,440	12,90,368
316	A-461	116	56,18,808	12,88,255	43,30,553
317	A-464	143	69,26,634	31,05,245	38,21,389
318	A-465	121	58,60,998	42,36,734	16,24,264
319	A-466	121	58,60,998	39,71,094	18,89,904
320	A-467	121	58,60,998	49,39,155	9,21,843
321	A-468	121	58,60,998	41,37,036	17,23,962
322	A-469	121	58,60,998	24,33,161	34,27,837
323	A-470	153	74,11,014	56,49,546	17,61,468
324	A-471	184	89,12,592	45,62,257	43,50,335
325	A-472	184	89,12,592	35,70,386	53,42,206
326	A-479	121	58,60,998	41,67,290	16,93,708
327	A-483	116	56,18,808	33,01,517	23,17,291
328	A-489	116	56,18,808	41,90,732	14,28,076
329	A-493	116	56,18,808	12,53,083	43,65,725
330	A-494	116	56,18,808	16,80,000	39,38,808
331	A-498	116	56,18,808	38,24,541	17,94,267
332	A-502	179	86,70,402	63,29,411	23,40,991
333	A-506	116	95,35,680	71,16,293	24,19,387
334	A-509	116	56,18,808	27,64,289	28,54,519
335	A-510	116	56,18,808	39,60,141	16,58,667
336	A-520	116	56,18,808	42,19,165	13,99,643
337	A-529	190	92,03,220	82,40,074	9,63,146
338	A-541	225	1,08,98,550	72,80,107	36,18,443
339	A-543	150	72,65,700	72,65,700	-
340	A-544	150	72,65,700	56,79,282	15,86,418
341	A-546	141	68,29,758	47,89,769	20,39,989
342	A-547	225	1,08,98,550	86,67,100	22,31,450
343	A-548	143	69,26,634	47,61,907	21,64,727
344	A-555	183	88,64,154	66,83,789	21,80,365
345	A-556	225	1,08,98,550	80,97,613	28,00,937
346	A-560	198	1,02,96,832	79,46,578	23,50,254
347	A-573	151	73,14,138	55,93,036	17,21,102
348	A-574	116	56,18,808	36,79,581	19,39,227
349	A-575	116	56,18,808	41,17,977	15,00,831
350	A-576	116	56,18,808	38,68,897	17,49,911
351	A-577	116	56,18,808	40,71,970	15,46,838



352	A-583	116	56,18,808	44,44,744	11,74,064
353	A-584	116	56,18,808	34,95,051	21,23,757
354	A-589	151	73,14,138	66,67,281	6,46,857
355	A-594	148	71,68,824	5,97,600	65,71,224
356	A-596	179	86,70,402	60,60,873	26,09,529
357	A-597	116	56,18,808	41,37,061	14,81,747
358	A-598	116	56,18,808	12,95,845	43,22,963
359	A-599	116	56,18,808	22,44,000	33,74,808
360	A-602	187	90,57,906	75,08,655	15,49,251
361	A-603	124	3,95,08,000	75,57,397	3,19,50,603
362	A-604	116	56,18,808	55,16,739	1,02,069
363	A-606	116	56,18,808	39,66,122	16,52,686
364	A-610	116	56,18,808	40,76,411	15,42,397
365	A-613	116	56,18,808	39,92,537	16,26,271
366	A-615	124	60,06,312	60,06,312	-
367	A-623	116	56,18,808	43,63,237	12,55,571
368	A-626	116	56,18,808	56,18,808	-
369	A-627	116	56,18,808	21,05,700	35,13,108
370	A-628	124	60,16,263	56,79,655	3,36,608
371	A-06	172	83,31,336	60,35,003	22,96,333
372	A-11	172	83,31,336	49,15,939	34,15,397
373	A-13	172	83,31,336	34,68,926	48,62,410
374	A-21	171	82,82,898	9,49,300	73,33,598
375	A-32	172	83,31,336	83,31,336	-
376	A-33	172	83,31,336	62,62,166	20,69,170
377	A-48	116	56,18,808	27,64,420	28,54,388
378	A-50	116	56,18,808	28,01,921	28,16,887
379	A-85	143	69,26,634	14,83,203	54,43,431
380	A-87	143	69,26,634	50,37,823	18,88,811
381	A-89	143	69,26,634	16,44,964	52,81,670
382	A-100	174	84,28,212	20,96,493	63,31,719
383	A-117	132	63,93,816	33,31,866	30,61,950
384	A-146	172	83,31,336	18,60,070	64,71,266
385	A-147	172	83,31,336	75,35,462	7,95,874
386	A-148	172	83,31,336	66,67,704	16,63,632
387	A-155	172	83,31,336	19,53,755	63,77,581
388	A-189	172	83,31,336	61,11,371	22,19,965
389	A-199	172	83,31,336	1,45,000	81,86,336
390	A-203	172	88,47,129	47,66,813	40,80,316
391	A-228	172	83,31,336	59,20,618	24,10,718
392	A-243	172	83,31,336	7,51,359	75,79,977
393	A-249	172	83,31,336	60,44,084	22,87,252
394	A-250	172	83,31,336	25,88,996	57,42,340
395	A-251	172	83,31,336	62,03,292	21,28,044
396	A-252	172	83,31,336	49,19,738	34,11,598



397	A-260	172	88,49,129	47,52,127	40,97,002
398	A-263	172	83,31,336	58,81,847	24,49,489
399	A-270	172	83,31,336	42,68,461	40,62,875
400	A-271	172	83,31,336	52,67,243	30,64,093
401	A-279	172	83,31,336	51,80,800	31,50,536
402	A-282	172	83,31,336	50,89,546	32,41,790
403	A-289	172	83,31,336	41,12,801	42,18,535
404	A-297	172	83,31,336	63,66,941	19,64,395
405	A-298	172	83,31,336	19,08,946	64,22,390
406	A-302	172	83,31,336	72,01,515	11,29,821
407	A-329	172	83,31,336	60,44,744	22,86,592
408	A-330	172	83,31,336	58,81,871	24,49,465
409	A-341	172	83,31,336	29,08,380	54,22,956
410	A-342	172	83,31,336	43,48,207	39,83,129
411	A-345	172	83,31,336	7,00,364	76,30,972
412	A-348	172	83,31,336	49,55,884	33,75,452
413	A-355	189	91,54,782	27,66,401	63,88,381
414	A-409	172	83,31,336	1,45,000	81,86,336
415	A-418	177	85,73,526	59,32,548	26,40,978
416	A-422	172	83,31,336	14,78,500	68,52,836
417	A-425	172	83,31,336	61,80,591	21,50,745
418	A-434	172	83,31,336	83,31,336	-
419	A-447	116	56,18,808	1,45,000	54,73,808
420	A-452	116	56,18,808	41,86,774	14,32,034
421	A-473	122	59,09,436	27,83,897	31,25,539
422	A-475	121	58,60,998	37,48,140	21,12,858
423	A-476	121	58,60,998	13,40,038	45,20,960
424	A-485	116	56,18,808	36,27,720	19,91,088
425	A-491	116	56,18,808	5,16,988	51,01,820
426	A-507	116	56,18,808	4,99,000	51,19,808
427	A-508	116	56,18,808	5,05,143	51,13,665
428	A-511	116	56,18,808	27,51,799	28,67,009
429	A-549	225	1,08,98,550	18,09,094	90,89,456
430	A-551	122	59,09,436	1,45,000	57,64,436
431	A-552	142	68,78,196	8,36,239	60,41,957
432	A-553	141	68,29,758	16,05,613	52,24,145
433	A-566	225	1,08,98,550	87,77,080	21,21,470
434	A-578	116	56,18,808	38,56,101	17,62,707
435	A-580	116	56,18,808	32,19,968	23,98,840
436	A-585	116	56,18,808	26,84,361	29,34,447
437	A-586	116	56,18,808	42,68,421	13,50,387
438	A-601	144	69,75,072	13,81,570	55,93,502
439	A-607	116	56,18,808	40,16,180	16,02,628
440	A-16	172	83,31,336	60,79,716	22,51,620
441	A-42	271	1,31,26,698	8,30,732	1,22,95,966



442	A-59	158	76,53,204	15,66,048	60,87,156
443	A-78	284	1,37,56,392	32,78,665	1,04,77,727
444	A-79	186	90,09,468	24,37,500	65,71,968
445	A-86	143	69,26,634	22,70,809	46,55,825
446	A-88	143	69,26,634	6,45,000	62,81,634
447	A-99	159	77,01,642	9,38,467	67,63,175
448	A-116	172	83,31,336	26,08,514	57,22,822
449	A-127	202	97,84,476	22,04,000	75,80,476
450	A-156	172	83,31,336	17,88,757	65,42,579
451	A-169	172	83,31,336	18,59,537	64,71,799
452	A-172	172	83,31,336	8,00,364	75,30,972
453	A-178	172	83,31,336	17,52,127	65,79,209
454	A-214	172	83,31,336	63,80,540	19,50,796
455	A-220	172	83,31,336	35,04,254	48,27,082
456	A-227	172	83,31,336	65,65,772	17,65,564
457	A-233	172	83,31,336	7,43,573	75,87,763
458	A-404	172	1,95,66,000	98,67,658	96,98,342
459	A-420	152	73,62,576	45,97,368	27,65,208
460	A-423	172	83,31,336	48,91,522	34,39,814
461	A-501	172	83,31,336	17,98,658	65,32,678
462	A-521	116	56,18,808	40,15,216	16,03,592
463	A-524	116	56,18,808	42,48,541	13,70,267
464	A-554	189	91,54,782	19,41,212	72,13,570
465	A-563	112	54,25,056	10,07,510	44,17,546
466	A-569	148	71,68,824	65,78,299	5,90,525
467	A-588	116	56,18,808	11,69,249	44,49,559
468	A-593	148	71,68,824	9,95,056	61,73,768
469	A-605	116	56,18,808	52,20,071	3,98,737
470	A-625	116	56,18,808	21,21,035	34,97,773
471	A-255	172	83,31,336	35,45,022	47,86,314
472	A-336	172	83,31,336	36,10,079	47,21,257
473	A-542	186	90,09,468	40,72,095	49,37,373
474	A-94	143	69,26,634	11,22,000	58,04,634
475	A-138	172	83,31,336	15,34,857	67,96,479
476	A-140	174	84,28,212	16,43,063	67,85,149
477	A-165	172	83,31,336	8,83,324	74,48,012
478	A-187	172	83,31,336	16,33,867	66,97,469
479	A-200	172	83,31,336	15,79,248	67,52,088
480	A-218	172	83,31,336	15,34,858	67,96,478
481	A-238	172	83,31,336	16,16,065	67,15,271
482	A-515	172	83,31,336	16,88,700	66,42,636
483	A-517	116	56,18,808	10,51,110	45,67,698
484	A-531	197	95,42,286	22,89,442	72,52,844
485	A-550	146	70,71,948	12,96,515	57,75,433
486	A-557	172	83,31,336	83,31,336	-



487	A-567	178	86,21,964	16,66,035	69,55,929
488	A-591	116	56,18,808	10,40,170	45,78,638
489	A-120	169	81,86,022	15,53,235	66,32,787
490	A-587	116	59,05,303	10,44,175	48,61,128
491	A-22	172	83,31,336	7,04,171	76,27,165
492	A-23	172	83,31,336	8,60,784	74,70,552
493	A-29	172	83,31,336	15,42,829	67,88,507
494	A-31	172	83,31,336	22,79,310	60,52,026
495	A-34	172	83,31,336	17,31,570	65,99,766
496	A-35	172	83,31,336	24,26,724	59,04,612
497	A-36	172	83,31,336	18,49,034	64,82,302
498	A-37	172	83,31,336	25,28,611	58,02,725
499	A-38	172	83,31,336	9,48,373	73,82,963
500	A-43	172	83,31,336	9,70,000	73,61,336
501	A-54	116	56,18,808	10,00,000	46,18,808
502	A-82	143	69,26,634	7,34,926	61,91,708
503	A-113	143	69,26,634	7,42,803	61,83,831
504	A-122	225	1,08,98,550	25,32,088	83,66,462
505	A-137	172	83,31,336	15,70,497	67,60,839
506	A-139	172	83,31,336	8,48,328	74,83,008
507	A-143	172	83,31,336	15,45,000	67,86,336
508	A-181	172	83,31,336	36,51,208	46,80,128
509	A-188	172	83,31,336	13,62,150	69,69,186
510	A-208	172	83,31,336	16,81,654	66,49,682
511	A-319	172	83,31,336	39,55,000	43,76,336
512	A-360	227	1,19,71,567	48,36,512	71,35,055
513	A-361	225	1,08,98,550	10,28,333	98,70,217
514	A-362	225	1,08,98,550	10,28,333	98,70,217
515	A-363	225	1,08,98,550	10,28,333	98,70,217
516	A-364	225	1,08,98,550	10,28,333	98,70,217
517	A-478	121	58,60,998	2,50,000	56,10,998
518	A-480	134	66,76,156	11,76,879	54,99,277
519	A-505	116	56,18,808	14,72,191	41,46,617
520	A-518	116	56,18,808	16,53,651	39,65,157
521	A-519	116	56,18,808	6,96,500	49,22,308
522	A-522	116	56,18,808	6,07,519	50,11,289
523	A-523	116	60,46,402	10,64,300	49,82,102
524	A-525	116	56,18,808	5,86,841	50,31,967
525	A-528	116	59,22,040	13,23,964	45,98,076
526	A-532	225	1,08,98,550	47,70,282	61,28,268
527	A-534	225	1,08,98,550	40,89,934	68,08,616
528	A-535	225	1,08,98,550	32,73,244	76,25,306
529	A-536	225	1,15,59,637	13,23,100	1,02,36,537
530	A-537	250	1,21,09,500	22,44,361	98,65,139
531	A-539	182	88,15,716	17,46,852	70,68,864



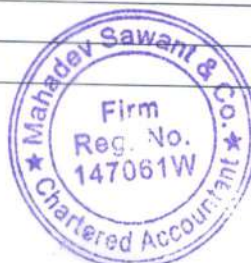
532	A-558	152	74,30,101	30,75,832	43,54,269
533	A-562	174	84,28,212	19,59,082	64,69,130
534	A-565	162	78,46,956	14,35,615	64,11,341
535	A-568	130	62,96,940	6,03,044	56,93,896
536	A-582	174	84,28,212	8,75,176	75,53,036
537	A-590	144	69,75,072	7,74,753	62,00,319
538	A-592	116	56,18,808	10,42,069	45,76,739
539	A-402	172	83,31,336	13,00,000	70,31,336
540	A-407	172	83,31,336	8,03,328	75,28,008
		84,955	4,16,83,65,519	2,35,93,80,538	1,80,89,84,981

Unsold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	A-01	171	82,82,898
2	A-39	172	83,31,336
3	A-40	172	83,31,336
4	A-55	116	56,18,808
5	A-56	116	56,18,808
6	A-124	116	56,18,808
7	A-125	126	61,03,188
8	A-128	115	55,70,370
9	A-129	139	67,32,882
10	A-164	172	83,31,336
11	A-166	172	83,31,336
12	A-167	172	83,31,336
13	A-170	172	83,31,336
14	A-174	172	83,31,336
15	A-175	172	83,31,336
16	A-176	172	83,31,336
17	A-177	172	83,31,336
18	A-180	172	83,31,336
19	A-182	172	83,31,336
20	A-183	172	83,31,336
21	A-194	172	83,31,336
22	A-209	172	83,31,336
23	A-219	172	83,31,336
24	A-225	172	83,31,336
25	A-226	172	83,31,336
26	A-278	172	83,31,336
27	A-288	172	83,31,336
28	A-290	172	83,31,336



29	A-321	172	83,31,336
30	A-339	172	83,31,336
31	A-365	225	1,08,98,550
32	A-366	225	1,08,98,550
33	A-367	225	1,08,98,550
34	A-368	225	1,08,98,550
35	A-369	225	1,08,98,550
36	A-370	225	1,08,98,550
37	A-371	225	1,08,98,550
38	A-372	225	1,08,98,550
39	A-373	225	1,08,98,550
40	A-374	225	1,08,98,550
41	A-375	225	1,08,98,550
42	A-376	225	1,08,98,550
43	A-377	225	1,08,98,550
44	A-378	225	1,08,98,550
45	A-379	225	1,08,98,550
46	A-380	225	1,08,98,550
47	A-381	225	1,08,98,550
48	A-382	225	1,08,98,550
49	A-383	225	1,08,98,550
50	A-384	226	1,09,46,988
51	A-385	226	1,09,46,988
52	A-386	225	1,08,98,550
53	A-387	225	1,08,98,550
54	A-388	225	1,08,98,550
55	A-389	225	1,08,98,550
56	A-390	225	1,08,98,550
57	A-391	225	1,08,98,550
58	A-392	225	1,08,98,550
59	A-393	225	1,08,98,550
60	A-394	225	1,08,98,550
61	A-395	225	1,08,98,550
62	A-399	172	83,31,336
63	A-410	172	83,31,336
64	A-421	172	83,31,336
65	A-433	172	83,31,336
66	A-516	172	83,31,336
67	A-530	268	1,29,81,384
68	A-533	225	1,08,98,550
69	A-538	225	1,08,98,550
70	A-540	172	83,31,336
71	A-559	225	1,08,98,550
72	A-561	202	97,84,476
73	A-570	152	73,62,576



74	A-572	200	96,87,600
75	A-614	116	56,18,808
76	A-616	124	60,06,312
77	A-246	172	83,31,336
78	A-353	186	90,09,468
79	A-432	172	83,31,336
80	A-462	116	56,18,808
81	A-608	116	56,18,808
82	A-67	116	56,18,808
83	A-71	116	56,18,808
84	A-131	172	83,31,336
85	A-446	116	56,18,808
		15,883	76,93,40,754

Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

For
Mahadev Sawant & Co
Chartered Accountant

CA Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No-

26183312BLRWOX1907



Place: Mumbai

Date: 28th January, 2026



Mahadev Sawant & Co.

Chartered Accountant

FORM 5

(See Rule 4 (2))

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS) CHARTERED ACCOUNTANT'S CERTIFICATE

GoaRERA Registration Number (PRGO05242232)

This certificate is being issued for RERA compliance for the "One Goa – Phase 1" having Goa RERA Registration Number PRGO05242232 being developed by HOABL Impactum Land Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

SN	Particulars	Amount (₹)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	56,98,95,519
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	1,80,89,84,981
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	15,883
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR or as ascertained by a registered valuer multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	76,93,40,754
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,57,83,25,735
5	Amount to be deposited in Designated Account – 70% or 100%	70%

IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account.

IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account.

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for HOABL Impactum Land Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Mahadev Sawant & Co
CHARTERED ACCOUNTANT

Mahadev Sawant

Proprietor

Membership No.: - 183312

FRN No- 147061W

UDIN No-

26183312HKYFJJ2437



Place: Mumbai

Date: 28th January, 2026

Contact No.: +91 9820619774 | +91 8097615694 | Email : camahadevsawant@gmail.com
Communication address : D/8 Madhav Bhuvan, N.M. Joshi Marg, Lower Parel, Mumbai - 400 013.